

176.0

Map

0006

Block

0019.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 884,600 /

USE VALUE: 884,600 /

ASSESSED: 884,600 /

Total Card /

Total Parcel

884,600

884,600

884,600

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

86 -88

SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SYLVIA COMM RENTAL LLC

Owner 2:

Owner 3:

Street 1: 8 FAIRLAND STREET

Street 2:

Twn/City: LEXINGTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 02420

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

104

3600.000

514,400

600

369,600

884,600

Total Card

0.083

514,400

600

369,600

884,600

Total Parcel

0.083

514,400

600

369,600

884,600

Source: Market Adj Cost

Total Value per SQ unit /Card: 388.84

/Parcel: 388.84

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

07/30/18

Parcel ID

176.0-0006-0019.0

PREVIOUS ASSESSMENT

Parcel ID

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

104

FV

514,400

600

3,600.

369,600

884,600

Year end

12/23/2021

2021

104

FV

491,300

600

3,600.

369,600

861,500

Year End Roll

12/10/2020

2020

104

FV

491,300

600

3,600.

369,600

861,500

861,500

Year End Roll

12/18/2019

2019

104

FV

372,000

600

3,600.

364,300

736,900

736,900

Year End Roll

1/3/2019

2018

104

FV

372,000

600

3,600.

279,800

652,400

652,400

Year End Roll

12/20/2017

2017

104

FV

348,900

600

3,600.

264,000

613,500

613,500

Year End Roll

1/3/2017

2016

104

FV

348,900

600

3,600.

242,900

592,400

592,400

Year End

1/4/2016

2015

104

FV

316,000

700

3,600.

227,000

543,700

543,700

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

SHAFa RAHIM & N

76864-98

1

2/2/2021

Convenience

10

No

No

TORMOSIO SHAFa

56447-117

2/10/2011

Convenience

99

No

No

TORMOSIO SHAFa

39802-517

7/3/2003

Family

1

No

No

TORMOSIO SHAFa

39802-518

7/2/2003

Family

1

No

No

SHAFa RAHIM/NAH

33470-435

8/17/2001

Family

1

No

No

SHAFa RAHIM

33112-95

6/22/2001

Family

1

No

No

KUHN FRANK

28684-66

6/9/1998

285,000

No

No

Y

BUILDING PERMITS

ACTIVITY INFORMATION

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

9/2/2016

2129

Re-Roof

7,750

C

Date

Result

By

Name

7/30/2018

MEAS&NOTICE

BS

Barbara S

12/18/2008

Measured

345

PATRIOT

5/5/2000

Inspected

276

PATRIOT

1/13/2000

Mailer Sent

1/5/2000

Measured

243

PATRIOT

12/1/1981

CM

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

104

Two Family

3600

Sq. Ft.

Site

0

70.

1.47

6

369,601

369,600

Total AC/HA: 0.08264

Total SF/SM: 3600

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 369,601

Spl Credit

Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

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Infl 3

%

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